

**A Resolution Adopting a Vision Statement and Guiding Principles
for the Central Business Zoning District (BC) for West Hartford Center**

WHEREAS, On the October 13, 2016 the Town Council of the Town of West Hartford adopted a resolution to engage the neighborhood surrounding the BC zone in the West Hartford Center and create a public forum on the planning and zoning process and the applicability of planning and zoning principles affecting the BC zone, and

WHEREAS, The Department of Community Development engaged the neighborhood and formed a Working Group comprised of residents, an owner of commercial property within the West Hartford Center and a liaison from the Town Plan and Zoning Commission.

WHEREAS, In consultation with the Working Group, and the assistance of a planning consultant, Fitzgerald & Halliday, Inc., the Department of Community Development conducted a series of community outreach initiatives including, workshops, online surveys and public forums on the BC zone and the future of development of West Hartford Center, and

WHEREAS, These outreach efforts resulted in the formation of a vision statement and set of guiding principles for West Hartford Center and the completion of a final report to the Town Council.

NOW THEREFORE BE IT RESOLVED, by the Town Council of the Town of West Hartford that the following vision statement and guiding principles shall be considered by the Town Council when evaluating any future development in the within the BC zone in West Hartford Center and town staff will communicate the vision statement and guiding principles to any Center BC zone property owner considering redevelopment or new investments:

VISION STATEMENT

Ensure West Hartford Center remains a great place for residents, visitors, and business investment that fosters a strong sense of community. The Center is at the geographic heart of the Town and must remain a place that accommodates shopping, dining, leisure, work, housing and governmental services, in an architecturally, economically and socially diverse and pedestrian-friendly environment. To continue as an economic driver and attractive part of the community, the Center must continue to be well-maintained, comfortable, and safe for people of all ages, incomes, and backgrounds at all times of the day. The attractive look and feel of the Center and its integration into the surrounding neighborhoods is a unique strength and benefit to the Town.

GUIDING PRINCIPLES

- Maintain and enhance the character of the Center and its pedestrian-friendly nature, historic elements and diverse range of architectural styles while preserving the existing open feeling and presence of natural light
- Encourage appropriate development and redevelopment of the Center to be consistent with its character and current commercial boundaries. Specific consideration should be paid to transitional "buffer" areas where commercial uses are adjacent residential, to

ensure a contextually sensitive design and appropriate scale, height and setback that enhances and compliments the quality of the neighborhoods

- Manage traffic and parking to reduce impacts on the surrounding neighborhoods and enhance safety, mobility and convenience for businesses, residents and visitors
- Continue to embrace Complete Streets improvements within the Center and surrounding neighborhoods
- Encourage growth and retention of a diversity of businesses in the Center to continue to attract visitors from neighboring communities as well as from West Hartford
- Continue to ensure that the Center is safe and comfortable place that attracts and serves all age groups
- Encourage the development of additional functional open space in the Center
- Continue to embrace and utilize neighborhood outreach and engagement as part of all future town efforts to implement these guiding principles

Van Winkle

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